

121 N. LaSalle Street- 2nd Floor City Council Chambers

Approval of the agenda for the December 21, 2018 regular meeting of the Board.

SPECIAL USE EXTENSION REQUEST

5-18-S	ZONING DISTRICT: B3-2	WARD: 7
APPLICANT:	Chicago, Illinois Windsor Park Congregation of Jehovah's Witnesses Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2833 E. 79th Street	
SUBJECT:	Application for a special use to establish a religious assembly with one hundred and fifty seats.	

6-18-S	ZONING DISTRICT: B3-2	WARD: 7
APPLICANT:	Chicago, Illinois, Windsor Park Congregation of Jehovah's Witnesses, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2835-45 E. 79th Street	
SUBJECT:	Application for a special use to establish an off-site parking lot with thirty-two spaces to meet the parking requirement for a religious assembly located at 2833 E. 79th Street.	

7-18-S	ZONING DISTRICT: B3-2	WARD: 7
APPLICANT:	Chicago, Illinois, Windsor Park Congregation of Jehovah's Witnesses, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2807-11 E. 79th Street	
SUBJECT:	Application for a special use to establish an off-site parking lot with nineteen spaces to meet the parking requirement of the religious assembly located at 2833 E. 79th Street.	

43-18-S	ZONING DISTRICT: DS-3	WARD: 3
APPLICANT:	MJS Futures LLC	
OWNER:	Ross Feinberg	
PREMISES AFFECTED:	2417 S. Wabash Avenue	
SUBJECT:	Application for a special use to establish a non-accessory parking lot which is located outside of the Central Area Parking District and will have with twenty-six parking spaces.	

REGULAR CALL

622-18-S	ZONING DISTRICT: DX-3	WARD: 28
APPLICANT:	133 South Ashland Land, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	133 S. Ashland Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, eighty-nine dwelling unit building with roof top enclosures and interior parking.	

623-18-Z	ZONING DISTRICT: DX-3	WARD: 28
APPLICANT:	133 South Ashland Land, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	133 S. Ashland Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 2' on floor containing dwelling units for a proposed four-story, eighty-nine dwelling unit building with rooftop enclosures and interior parking.	

624-18-Z	ZONING DISTRICT: DX-3	WARD: 28
APPLICANT:	133 South Ashland Land, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	133 S. Ashland Avenue	
SUBJECT:	Application for a variation to reduce the required loading stall from one to zero for a proposed four-story, eighty-nine dwelling unit building with rooftop enclosures and interior parking.	

625-18-S	ZONING DISTRICT: DX-3	WARD: 28
APPLICANT:	104 South Laflin Land, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	104 S. Laflin Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, fifty-one dwelling unit building with an attached garage with fifty-one parking spaces.	

626-18-Z	ZONING DISTRICT: DX-3	WARD: 28
APPLICANT:	104 South Laflin Land, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	104 S. Laflin Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 0.79' for a proposed four-story, fifty-one dwelling unit building with an attached garage with fifty-one parking spaces.	

627-18-Z	ZONING DISTRICT: DX-3	WARD: 28
APPLICANT:	104 South Laflin Land, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	104 S. Laflin Street	
SUBJECT:	Application for a variation to reduce the required off street loading zone from one to zero for a proposed four-story, fifty-one dwelling unit building with an attached garage and fifty-one on-site parking spaces.	
628-18-S	ZONING DISTRICT: C1-3	WARD: 12
APPLICANT:	Alejandro Guerra	
OWNER:	George Florakos	
PREMISES AFFECTED:	2000 W. 34th Street	
SUBJECT:	Application for a special use to establish an outdoor patio to be located on the first floor rooftop of a proposed three-story building with an outdoor rooftop patio to contain a general restaurant and one dwelling unit.	
629-18-Z	ZONING DISTRICT: C1-3	WARD: 12
APPLICANT:	George Florakos	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2000 W. 34th Street	
SUBJECT:	Application for a variation to reduce the parking requirement from one to zero for a proposed three-story, one dwelling unit building with a general restaurant use and an outdoor rooftop patio to serve the restaurant.	
630-18-Z	ZONING DISTRICT: RS-2	WARD: 13
APPLICANT:	James Dipasquale	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5743 S. Natchez Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 20.77' to 15', north setback from 4.10' to 3.40' (south to be 12.8'), combined side setback to be 16.2' for a proposed second floor addition, rear two story addition, front roofed open porch to the existing single family residence.	
631-18-S	ZONING DISTRICT: B3-2	WARD: 18
APPLICANT:	Chick-fil-A, Inc.	
OWNER:	SFI- Ford City-Chicago, LLC	
PREMISES AFFECTED:	7615 S. Cicero Avenue	
SUBJECT:	Application for a special use to establish a drive through facility to serve a proposed fast food restaurant.	

632-18-Z	ZONING DISTRICT: B2-3	WARD: 27
APPLICANT:	Noble Walton Venture, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1346 W. Walton Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 1.17' for a proposed detached, six-car garage with roof deck with open stairs for access to the deck that serves the existing three-story, six dwelling unit building.	
 633-18-Z	 ZONING DISTRICT: B2-3	 WARD: 27
APPLICANT:	Noble Walton Venture, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1350 W. Walton Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 1.17' for a proposed six car garage with rooftop deck and open stairs to access the roof deck that serves the existing three-story , six unit building.	
 634-18-Z	 ZONING DISTRICT: B2-3	 WARD: 27
APPLICANT:	Noble Walton Venture, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1356 W. Walton Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 1.17' for a proposed detached six car garage with a roof top deck and open stairs to access the roof deck that will serve the existing three-story, six dwelling unit building.	
 635-18-Z	 ZONING DISTRICT: B2-3	 WARD: 27
APPLICANT:	Noble Walton Venture, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1360 W. Walton Street	
SUBJECT:	Application for a variation to reduce the rear setback from 30' to 1.17' for a proposed detached six car garage with roof deck an open stairs to access the roof deck which serves the existing three-story, six dwelling unit building.	
 636-18-Z	 ZONING DISTRICT: C1-3	 WARD: 31
APPLICANT:	VMM Social Room, Inc.	
OWNER:	Victor Mizhquiri	
PREMISES AFFECTED:	5240 W. Fullerton Avenue	
SUBJECT:	Application for a variation to establish a Public Place of Amusement license to provide live entertainment, music, DJ and cover charge within an existing tavern which is located within 125' of a residential zoning district.	

643-18-S	ZONING DISTRICT: B3-2	WARD: 18
APPLICANT:	Simply Hair Braiding, LLC	
OWNER:	SFI- Ford City- Chicago, LLC	
PREMISES AFFECTED:	7601 S. Cicero Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	
 644-18-Z	 ZONING DISTRICT: RT-4	 WARD: 48
APPLICANT:	UNA Builders, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1438 W. Catalpa Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 37.63' to 2', east setback from 2.4' to zero, combined side setback from 6' to 3.33' for a proposed rear three-story open porch stair system to connect the existing garage roof deck to the existing building.	
 645-18-S	 ZONING DISTRICT: B3-1	 WARD: 35
APPLICANT:	Legacy Tattoo, LLC	
OWNER:	Nodarse Holdings, Inc.	
PREMISES AFFECTED:	2828 N. Milwaukee Avenue	
SUBJECT:	Application for a special use to establish a body art service (tattoo shop).	
 646-18-Z	 ZONING DISTRICT: RT-3.5	 WARD: 44
APPLICANT:	James Lucas	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1443 W. Henderson Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 35.08' to 1.84', west setback from 2' to 0.43' (east setback to be 0.49'), combined side setback from 5' to 0.92' for a proposed garage roof deck on the existing garage.	
 647-18-Z	 ZONING DISTRICT: B2-3	 WARD: 2
APPLICANT:	Augusta Acquisitions, LLC	
OWNER:	Same as above	
PREMISES AFFECTED:	1938 W. Augusta Boulevard	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 23.66' for a proposed rooftop stair enclosures for open roof decks to serve an existing five-story, sixteen dwelling unit building.	
 648-18-Z	 ZONING DISTRICT: C1-1	 WARD: 31
APPLICANT:	Venue 4343 Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4343 W. Diversey Avenue	
SUBJECT:	Application for a variation to establish a Public Place of Amusement license for a small event venue in an existing three-story building which is located within 125' of a residential zoning district.	

649-18-S	ZONING DISTRICT: DX-16	WARD: 42
APPLICANT:	National Association of Realtors	
OWNER:	Same as applicant	
PREMISES AFFECTED:	430 N. Michigan Avenue	
SUBJECT:	Application for a special use to establish an on premise, high-rise sign for an office use which shall be erected 240' above grade.	
650-18-S	ZONING DISTRICT: C3-1	WARD: 47
APPLICANT:	McDonald's Corporation	
OWNER:	Albany Bank & Trust Company N.A. Trust No. 11-3138 Dated 9/5/75	
PREMISES AFFECTED:	2608 W. Addison Street	
SUBJECT:	Application for a special use to establish a double lane drive-through to serve a one-story fast food restaurant.	
651-18-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Near North Montessori School	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1434 W. Division Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 15' to 2' for a proposed four-story addition to an existing five-story building.	
652-18-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Near North Montessori School	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1434 W. Division Street	
SUBJECT:	Application for a variation to increase the existing floor area from 117,104 square feet to 129,497 square feet (total of 12,393 square feet) for a proposed four-story addition to an existing five-story school.	
653-18-S	ZONING DISTRICT: B3-5	WARD: 32
APPLICANT:	Essa Nails, LLC	
OWNER:	Glen Turenne	
PREMISES AFFECTED:	1921 N. Milwaukee Avenue	
SUBJECT:	Application for a special use to establish a nail salon.	
654-18-S	ZONING DISTRICT: B3-1	WARD: 34
APPLICANT:	John J. Ford	
OWNER:	Same as applicant	
PREMISES AFFECTED:	714 W. 115th Street - Suite A	
SUBJECT:	Application for a special use to establish a hair and nail salon.	

535-18-Z	ZONING DISTRICT: C1-2	WARD: 2
APPLICANT:	1913 Northco, LLC	
OWNER:	JFS 1913-19 North Avenue, LLC	
PREMISES AFFECTED:	1913-17 W. North Avenue	
SUBJECT:	Application for a variation to establish a transit served location to allow a reduction of the on-site required parking by up to 100% for a proposed outdoor roof top patio to serve an existing restaurant.	

532-18-Z	ZONING DISTRICT: RT-4	WARD: 45
APPLICANT:	Chicago Title and Land Trust 8002361424	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3721 N. Parkview Terrace	
SUBJECT:	Application for a variation to reduce the east front setback from 15' to zero, north setback from 7.47' to zero, to allow a 7' to 9' high fence with stone piers and a 4' north side setback to allow open access stair to the garage roof deck that serves an existing single family residence.	

2:00 P.M.

660-18-Z	ZONING DISTRICT: DS-3	WARD: 25
APPLICANT:	GW South Loop, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1113 S. Jefferson Street	
SUBJECT:	Application for a variation to reduce the landscape setback from 7' to 2' for 40% of the total lineal frontage, from 7' to 5' for a 6% of the total lineal frontage and 7' to 3' for 31% of the total lineal frontage and to reduce the number of setback trees from twenty-two to eleven.	

661-18-Z	ZONING DISTRICT: DS-3	WARD: 25
APPLICANT:	GW South Loop, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1113 S. Jefferson Street	
SUBJECT:	Application for a variation to reduce the number of interior trees from 37 to 23 for a vehicular use area for a new development which shall include a gas station and three retail uses.	

662-18-Z	ZONING DISTRICT: RS-1	WARD: 41
APPLICANT:	John C. Hanley	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6855 W. Ardmore Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 36.66' to 21.96', east setback from 8.35' to 6.4' (west to be 5.13'), combined side setback from 25.05' to 11.03' for a proposed front open porch, front one-story addition and second story addition and to convert the existing two-car garage into living space for the existing single family residence.	

663-18-S **ZONING DISTRICT: B3-1** **WARD: 41**

APPLICANT: Charles Joseph Salon, PC

OWNER: Northern Trust TR u/t # 13192

PREMISES AFFECTED: 6716 N. Northwest Highway

SUBJECT: Application for a special use to establish a hair salon.

664-18-S	ZONING DISTRICT: C2-5	WARD: 27
APPLICANT:	1400 W Monroe Owner, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1404 W. Monroe Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed seven story, forty-two dwelling unit building.	

